

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3. to permit a rear yard setback of 46 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Petitioners' entire cash savings are tied up in this property.
2. Petitioners are unable to obtain mortgage financing.
3. Builder needs proceeds of mortgage to satisfy creditors.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 821-5454

Legal Owner(s):  
Stephen C. Beard, Jr.  
(Type or Print Name)  
Signature  
Carol A. Beard  
(Type or Print Name)  
Signature  
1303 Rayville Road  
Address  
Parkton, MD 21120  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Stephen C. Beard, Jr.  
1303 Rayville Road  
Parkton, MD 21120  
Address  
329-2178  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1980, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Michael F. Delea, Jr., Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

Item No. 72  
Petitioners - Stephen C. Beard, et ux  
Variance Petition

Dear Mr. Delea:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to legalize the setback of the existing dwelling, this hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures

cc: J.S.T. Engineering Co., Inc.  
18315 Belair Road  
Baltimore, Md. 21204

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

November 5, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #72, Zoning Advisory Committee Meeting, October 21, 1980, are as follows:

Property Owner: Stephen C. and Carol A. Beard, Jr.  
Location: 5/ side Rayville Road 1,267.2' E. of Dairy Road  
Acres: 4.422 acres  
District: 6th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

John L. Wimbley, III  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari  
FROM: Charles E. Burnham  
SUBJECT: Zoning Advisory Committee Meeting of October 21, 1980

Date: October 21, 1980

- ITEM NO. 72 Standard Comment
- ITEM NO. 73 See comments
- ITEM NO. 74 See Comments
- ITEM NO. 75 See Comments
- ITEM NO. 76 Withdrawn
- ITEM NO. 77 Standard Comment
- ITEM NO. 78 See Comments
- ITEM NO. 79 See Comments
- ITEM NO. 80 See Comments
- ITEM NO. 81 See Comments
- ITEM NO. 82 See Comments

Charles E. Burnham  
Charles E. Burnham  
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204

Date: October 21, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 21, 1980

RE: Item No: 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE  
S/S of Rayville Rd., 1267.2'  
E of Dairy Rd., 6th District  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

STEPHEN C. BEARD, JR., et ux,  
Petitioners  
Case No. 81-103-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 20th day of November, 1980, a copy of the foregoing Order was mailed to Michael F. Delea, Jr., Esquire, 400 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

November 5, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Stephen C. & Carol A. Beard, Jr.

Location: 3/3 Rayville Road 1,267.2' E. of Dairy Road

Item No.: 72 Zoning Agenda Meeting of October 21, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
PLANNING GROUP FIRE PREVENTION BUREAU  
SPECIAL INSPECTION DIVISION

/mb


ORDER RECEIVED FOR FILING

DATE December 9, 1980  
BY John P. Delea  
JPD

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~would~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22d day of December, 19 80, that the herein Petition for Variance(s) to permit a rear yard setback of forty-six feet for the existing dwelling located thereon in lieu of the required fifty feet, in accordance with the site plan prepared by J.S.T. Engineering Company, Inc., dated October 3, 1980, and marked Petitioner's Exhibit A, should be and the same is GRANTED, from and after the date of this Order. In the subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of  
Baltimore County

 BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE JOINT HEALTH OFFICER

January 12, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #72, Zoning Advisory Committee Meeting of October 21, 1980, are as follows:

Property Owner: Stephen C. & Carol A. Beard, Jr.  
Location: S/S Rayville Road 1,267.2' E. of Dairy Road  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit a rear yard setback of 46' in lieu of the required 50'.  
Acres: 4.422 Acres  
District: 6th

The existing house is presently served by an existing water well and sewage disposal system, both of which appear to be functioning properly. Therefore, no health hazards are anticipated.

Very truly yours,  
Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/nw

11-25  
8-10-81  
10-2-80  
10-2-80

 BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

November 18, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #72 (1980-1981)  
Property Owner: Stephen C. & Carol A. Beard, Jr.  
S/S Rayville Road 1,267.2' E. of Dairy Road  
Acres: 4.422 Acres District: 6th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Rayville Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with future development.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Future drainage and utility easements or reservations will be required through this property.

A tributary of Owl Branch to Little Falls and Beetree Run traverses this property. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #72 (1980-1981)  
Property Owner: Stephen C. & Carol A. Beard, Jr.  
Page 2  
November 18, 1980

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-4B, each as amended, indicate "No Planned Service" in the area.

Very truly yours,

Robert A. Morton  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley  
J. Tremmer  
J. Somers  
D. Grise

KK-SW Key Sheet  
130 NW 14 & 15 Pos. Sheets  
NW 33 D Topo  
11 Tax Map

 BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 72 - ZAC - October 21, 1980  
Property Owner: Stephen C. & Carol A. Beard, Jr.  
Location: S/S Rayville Road 1,267.2' E. of Dairy Road  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit a rear yard setback of 46' in lieu of the required 50'.

Acres: 4.422 Acres  
District: 6th

Dear Mr. Hammond:

This department has no comment for item #72.

Very truly yours,  
Michael S. Flanigan  
Michael S. Flanigan  
Engineer Associate II

MSF/bza

PETITION FOR VARIANCE  
6th District

ZONING: Petition for Variance for rear yard setback  
LOCATION: South side of Rayville Road; 1267.2 feet East of Dairy Road  
DATE & TIME: Tuesday, November 25, 1980 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 46 feet in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows:

1A04.3.B.3 - Rear yard setbacks

All that parcel of land in the Sixth District of Baltimore County

Being the property of Stephen C. Beard, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 25, 1980 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

DESCRIPTION

Beginning for the same at a point in the centerline of Rayville Road at the distance of 1,267.2 ft. east of Dairy Road. Running thence the lines of division 1.) South 10 degrees 50 minutes 00 seconds East 599.12 ft., 2.) South 74 degrees 55 minutes 57 seconds East 231.00 ft., 3.) North 14 degrees 47 minutes 25 seconds East 549.49 ft. to the center of Rayville Road. Running thence the binding on the centerline of Rayville Road 4.) North 81 degrees 30 minutes 49 seconds West 149.41 ft., 5.) North 77 degrees 12 minutes 49 seconds West 59.55 ft., 6.) North 73 degrees 54 minutes 37 seconds West 135.94 ft., 7.) North 71 degrees 09 minutes 26 seconds West 105.71 ft. and 8.) North 74 degrees 45 minutes 43 seconds West 40.34 ft. to the place of beginning.

Containing 4.422 +/- Acres of land.

The improvements thereon being known as #1303 Rayville Road.

 BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

November 13, 1980

Michael F. Delea, Jr., Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
S/S Rayville Rd., 1267.2' E of  
Dairy Road  
Stephen C. Beard, Jr., et ux  
Case No. 81-103-A

Dear Mr. Delea:  
This is to advise you that \$45.58 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

11-25  
8-10-81  
10-2-80  
10-2-80



October 28, 1980

Michael F. Delea, Jr., Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - S/S Rayville Road,  
1267.2' E of Dairy Road - Stephen C. Beard, Jr., et ux  
Case No. 81-103-A

TIME: 10:00 A.M.

DATE: Tuesday, November 25, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-103-A Item 72

Date: November 5, 1980

Petition for Variance for rear yard setback  
South side of Rayville Road, 1267.2 feet East of Dairy Road  
Petitioner- Stephen C. Beard, Jr., et ux

Sixth District

HEARING: Tuesday, November 25, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

December 2, 1980

Michael F. Delea, Jr., Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
S/S of Rayville Road, 1267.2' E of  
Dairy Road - 6th Election District  
Stephen C. Beard, et ux -  
Petitioners  
NO. 81-103-A (Item No. 72)

Dear Mr. Delea:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

Office of  
**COLUMBIA**  
Publishing Corp.  
10750 Little Patuxent Pkwy  
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 6TH DISTRICT  
RAYVILLE ROAD

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,  
once a week for ONE successive weeks before  
the 7th day of NOVEMBER 1980 that is to say,  
the same was inserted in the issues of

11/6/80

COLUMBIA PUBLISHING CORP.

By *Dorothy Gaudin*

PETITION FOR VARIANCE  
6th District  
ZONING: Petition for Variance for  
rear yard setback  
LOCATION: South side of Rayville  
Road, 1267.2 feet East of Dairy  
Road  
DATE & TIME: Tuesday, November  
25, 1980 at 10:00 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning and Regulations of Baltimore  
County, will hold a public hearing  
on the following:  
Petition for Variance to permit a  
rear yard setback of 48 feet in lieu of  
the required 50 feet.  
The Zoning Regulation to be amended  
is 4-2-2-3-3 - Rear yard setbacks  
and the subject of land in the Sixth  
District of Baltimore County.  
Beginning for the same at a point  
in the corner line of Rayville Road at  
the distance of 1267.2 feet East of  
Dairy Road. Running thence the  
line of division 1) South 19 degrees  
40 minutes 00 seconds West 126.12  
feet, 2) South 74 degrees 48 minutes  
27 seconds East 23.00 feet, 3) North  
14 degrees 47 minutes 26 seconds  
East 65.61 feet to the center of Rayville  
Road. Running thence  
beginning on the center line of Rayville  
Road 4) North 81 degrees 49 minutes  
49 seconds West 146.41 feet, 5) North  
81 degrees 49 minutes 49 seconds West  
135.34 feet, 6) North 71 degrees 07 minutes  
26 seconds West 100.71 feet, and 7)  
North 74 degrees 48 minutes 40  
seconds West 62.34 feet to the place  
of beginning.  
Containing 4.422 ± Acres of land.  
The improvements thereon being  
known as No. 1303 Rayville Road.  
Being the property of Stephen C.  
Beard, Jr., et ux, as shown on plat  
last filed with the Zoning District  
Office.  
Hearing Date: Tuesday, November  
25, 1980 at 10:00 A.M.  
Public Hearing Room 106, County  
Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland  
BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case #

Michael F. Delea, Jr., Esquire  
400 Allegheny Avenue  
Towson, Maryland 21204

cc: J.E.T. Engineering Co., Inc.  
4531 1/2 Belair Rd.  
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day  
of October, 1980

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Stephen C. Beard, Jr., et ux

Petitioner's Attorney Michael F. Delea, Jr.

Reviewed by *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

PETITION FOR VARIANCE  
6th DISTRICT  
ZONING: Petition for Variance for  
rear yard setback  
LOCATION: South side of Rayville  
Road, 1267.2 feet East of Dairy  
Road  
DATE & TIME: Tuesday, November  
25, 1980 at 10:00 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Baltimore  
County, by authority of the  
Zoning and Regulations of Baltimore  
County, will hold a public  
hearing on the following:  
Petition for variance to permit a  
rear yard setback of 48 feet in lieu of  
the required 50 feet.  
The Zoning Regulation to be amended  
is as follows:  
4-2-2-3-3 - Rear yard setbacks  
All that parcel of land in the  
Sixth District of Baltimore County  
beginning for the same at a point  
in the center line of Rayville Road at  
the distance of 1,267.2 feet East of  
Dairy Road. Running thence the  
line of division 1) South 19 degrees  
40 minutes 00 seconds West 126.12  
feet, 2) South 74 degrees 48 minutes  
27 seconds East 23.00 feet, 3) North  
14 degrees 47 minutes 26 seconds  
East 65.61 feet to the center of Rayville  
Road. Running thence  
beginning on the center line of Rayville  
Road 4) North 81 degrees 49 minutes  
49 seconds West 146.41 feet, 5) North  
81 degrees 49 minutes 49 seconds West  
135.34 feet, 6) North 71 degrees 07 minutes  
26 seconds West 100.71 feet, and 7)  
North 74 degrees 48 minutes 40  
seconds West 62.34 feet to the  
place of beginning.  
Containing 4.422 ± Acres of land.  
The improvements thereon being  
known as #1303 Rayville Road.  
Being the property of Stephen C.  
Beard, Jr., et ux, as shown on plat  
last filed with the Zoning Department.  
Hearing Date: Tuesday, November  
25, 1980 at 10:00 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Nov. 6

CERTIFICATE OF PUBLICATION

TOWSON, MD, November 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., annexed hereto  
of one time successive weeks before the 25th  
day of November, 1980, the last publication  
appearing on the 6th day of November  
1980.

THE JEFFERSONIAN,  
*L. Frank Smith*  
Manager

Cost of Advertisement, \$ 71.00

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCH</u>	Revised Plans:					Change in outline or description <u>Yes</u>				
Previous case:	Map # <u>2F</u>					<u>No</u>				

Item # 72

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 8 day of October, 1980.

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 72

Petitioner Stephen C. Beard, Jr.

Submitted by *Michael F. Delea*

Petitioner's Attorney

Reviewed by WCH

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.



419-58

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 6th Date of Posting Nov. 8, 1980

Posted for: PETITION FOR VARIANCE

Petitioner: STEPHEN C. BEARD, JR., ET UX

Location of property: S/S RAYVILLE RD. 1267.2' E OF DAIRY ROAD

Location of Signs: FRONT 1303 RAYVILLE RD.

Remarks:

Posted by *Thomas E. Roland*

Date of return: Nov. 17, 1980

Number of Signs: ONE

BALTIMORE COUNTY, MARYLAND  
OFFICE OF VANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

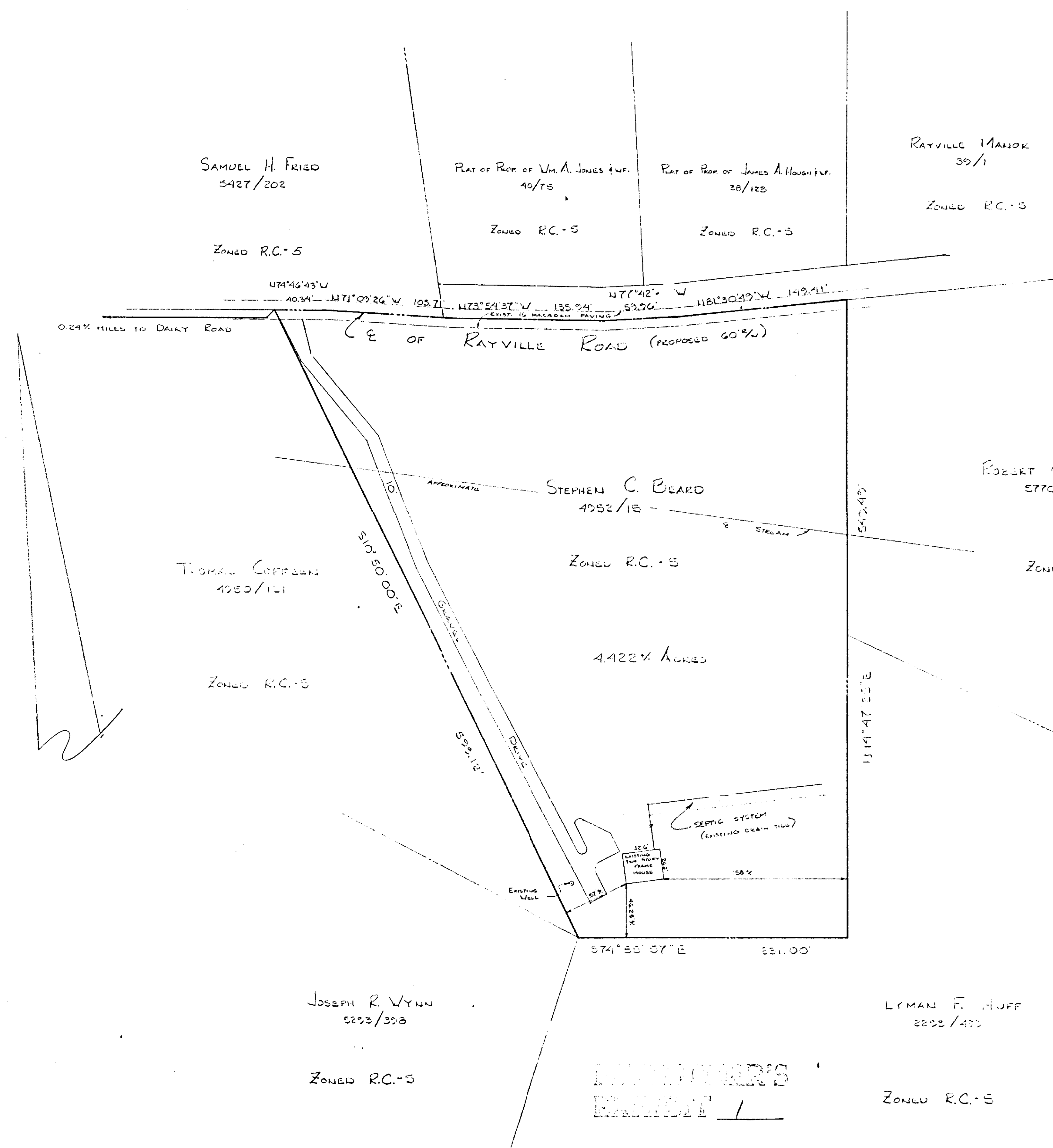
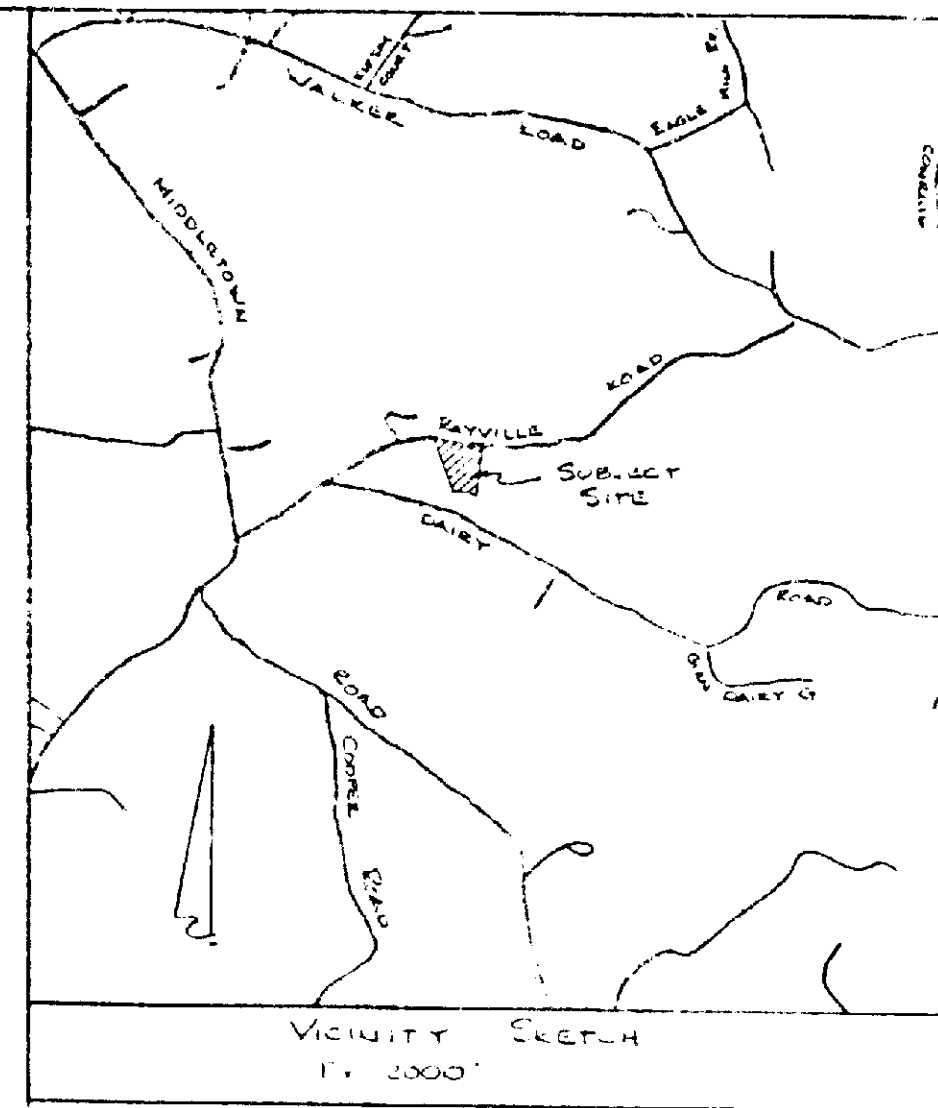
DATE: October 28, 1980 ACCOUNT: 01-662  
RECEIVED: Stephen C. Beard  
FROM: Filing Fee for Case No. 81-103-A  
AMOUNT: \$25.00

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF VANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

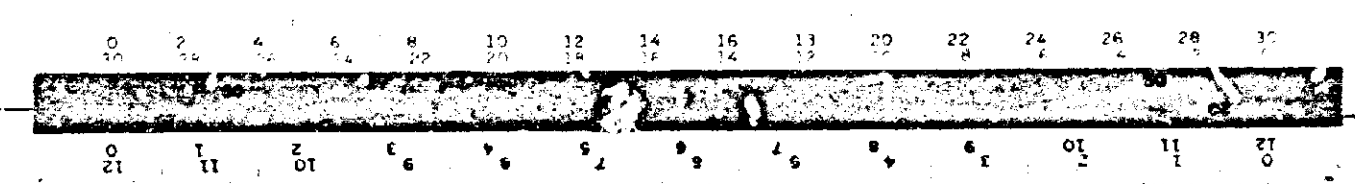
DATE: November 25, 1980 ACCOUNT: 01-662  
RECEIVED: Stephen C. Beard, Jr.  
FROM: Adv. & Posting for Case No. 81-103-A  
AMOUNT: \$45.58 (Cash)

VALIDATION OF SIGNATURE OF CASHIER



PLAT TO ACCOMPANY REQUEST  
FOR  
ZONING VARIANCE  
1303 RAYVILLE ROAD  
6TH ELECTION DISTRICT, BALTO. CO., MD.  
SCALE: 1"=50' DATE: 10-3-80

MAP	DATE
ELECTION	DATE
DISTRICT	DATE
TYPE	DATE
REMARKS	DATE
BY	DATE
FINAL	DATE



J. S. T. ENGINEERING CO., INC.  
4531 1/2 BELAIR ROAD  
EAST MOUNT, MARYLAND 21206